Columbus Redevelopment Commission City Hall March 5, 2007 – 1:23 p.m.

Rich Stenner/Acting Chair called the meeting to order at 1:23 p.m. with the following members in attendance: Corey Carr, George Van Horn, Matt Souza, Tom Vujovich.

Staff: Ed Curtin

Minutes

February 5, 2007 are being reviewed - available at April meeting.

(** - denotes questions)

Action Items

Jim Clouse - Tax Abatement Request - Sunright America

• On the Council Agenda for this week, this Wednesday 3/6/2007, two property tax abatement requests, one of those is the TIF district, the other is not. The one that is in is Sunright America and this is a personal property tax abatement for \$ 780,000 in equipment including two cold forging machines and six tapping machines as part of their expansion that they will be undertaking over what I understand is the next year or so.

Matt - Item 3C on the application was not completed, a critical item. Sunright has had several abatements to date but on the electronic version received there was no answer there – what is the answer to that?

• Item 3C has to do with their compliance reporting to the city. (item read) I have a spread sheet in my office which gives that in detail but from memory we have no noncompliance issues with Sunright. Had they answered that they would have put yes.

Matt - We look at how that affects our ability to pay the bonds, we don't collect revenue off the personal property so this will have no bearing one way or another. Will we get a written representation from them completing that application, that says yes?, in their writing? Matt - From my perspective that is the City Council's jurisdiction, ours is to determine whether or not it affects our ability repay bonds. Does the City Council review this before the meeting? Jim - The Incentive Review Committee makes a report to City Council, whether they are in compliance or not.

• Actually the Incentive Review Committee reviews the application in detail and that committee reports to the full council. The full council also gets copies of the application, the draft resolution and all that paperwork.

Matt - Item B – if City Council makes a motion to approve abatement, they would be knowledgeable of that that particular item.

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• The Incentive Review Committee actually covered that with one simple statement – the Chairperson of that committee reports to the full council and says we find the allocation to be in full compliance. I think the terminology is – we find them to be in substantial compliance.

- ** On the application is it their responsibility to check that box or is it the city's responsibility following the Incentive Review Committee to check that box?
- On the application that is their responsibility. Not terribly uncommon because a lot of companies outsource the reporting and sometimes the company that starts off the process is not the always the one who carries it through to the end and it is having the forms and getting information from one company to another. The companies that are actually applying for the tax abatement may not actually know.
- ** Since it sticks out so much as the only one they did not answer you might send word, they might find a way to get an answer.

Motion by Corey Carr and second by Matt Souza – Recommend approval of the tax abatement request by Sunright, forward to City Council. APPROVED unanimously.

Approval of Claims

1. Claim from PCI - \$6,079.32 (2007 work plan, parking garage expectations, meeting with the working group and the parking garage review committee).

Moved Souza and second Van Horn – APPROVED unanimously

- 2. Claim x 2 Christopher Burke
 - a. Site survey that needed to be done for the parking garage site \$5,000 (complete as expected.

Moved Souza and second Carr - APPROVED unanimously.

b. Work related to The Commons, Jackson Street, looking at how that would come out from a surveying standpoint. ISMF will actually be providing a grant to cover those costs.

Motion Souza and second Stenner – APPROVED unaimously

Matt - Does someone have a "master budget" for us, where the money is coming from, what our contracts are and making sure that the grants exceed or equal the amount of contracted work that we have.

• Ed - Money that flows the Clerk Treasurer's office I can get a report pretty much whenever I need to. At this point we really do not have significant funds in there right now but I will be happy to get the information. Point of clarification – there are some works that we are having done that are being funded elsewhere but I feel that it is appropriate that you initially approve those claims because it is the work being done for us, even though somebody else is paying for it and then we will take it to that source.

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Action Item

1. Add an appendix to regular reports, a spread sheet that tracks those but not just the numbers, that gives a little narrative description to remind us what that particular piece of work was for.

2. It would be great to track the work done for us and pay by other sources in the appendix, footnote it or track it separately so we can tell the difference.

Information Items

Ed - Parking Garage

• Report forwarded to committee in advance – most of the information in it. Plan to have meeting with Koetter/Kim today – flight canceled this morning so will reschedule for later this week or Monday next week.

Corey - DLGF meeting is the 22nd at 11:40? - Correct - yes Matt - Are we the only item on the agenda for that meeting?

• You are literally run through about every 20 minutes or so. A whole list of people that go through that particular day and we have a slot to get ourself done. — Corey, the Mayor, Bruce Donaldson, Mike Claytor, myself plan to attend.

One of our goals is to make the parking garage and the improvements to the downtown parking in that facility, part of a comprehensive plan, a more comprehensive look at downtown parking, how are we doing there? Taking into consideration do we want two hour free spaces on Washington Street, do we want to bring meters back, that kind of comprehensive view of downtown parking.

- Ed One of the next steps that we are going to be taking is looking at 1) a comprehensive look at the parking so it includes all the surface lots, the parking garage and all the on-street parking. We will have to hire a consultant to help us with that piece of it. 2) Actually looking at the thoroughfare, downtown area, how it relates specifically to what we want to accomplish which is slow people down and give businesses more visibility, make it more inviting and 3) improvements that we need to Fourth Street and Jackson Street as part of that.
- ** One consultant can help us with all those?
- Not likely, will probably be two or three consultants.

Public Input Sessions for Commons

- Went extremely well. Cheryl Buffo was incredibly helpful in that process. We had about 400 people show up, participate in that, which was very good. Probably had over 2500 responses to information regarding The Commons right now, working on that. Cheryl and I meet with Bob Stevens tomorrow to discuss what the next steps are for that process.
- ** Will we get a chance to see the data from those discussions?
- Cheryl has some of that raw data right now, it has not been completely compiled so as soon as that happens we will be able to get it to the commission.

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** The only thing I will note for Ed's report — the scope of what we are talking about both in public and private dollars, pretty significant amount.

- ** Is it correct that the covered walkway issue was something that was brought up in the public discussions? Yes 4pm meeting on Thursday, connecting the garage to the hotel and wanted to talk with the architect for the garage first to see what kind of implications that would have and then talk with the architect for the hotel. My understanding at this point is they were not set up to have kind of entry, they were planning on having a lobby entry from the first floor so that really may not jive with they are actually wanting to accomplish, need to have that conversation.
- ** Skate park location on the outdoor sports update?
- Group interested in having it as part of the outdoor complex and potentially, even the indoor sports complex, having a skate park. A very preliminary conversation a couple of weeks ago, the expectation is that we will get them down here to make a presentation to the sports committee to review that and then move on from there. I think there would be adequate room to put a skate park in at the sports complex. Current one at Clifty Park is 100 ft x 150 ft that's a pretty good size park. Could be a little smaller but really it is not taking up a huge amount of area.

Corey - Woodside Northwest

• Proposal to annex and rezone 105 acres of the northwest quadrant of I-65 and State Road 58. Looking at the colored picture, I-65 is on the right side and the interchange on the bottom right corner is State Road 58. The hash-area is what is currently in the city limits, within the city boundary. The 105 acres is north of the city boundary. Goes for City Council second reading on Wednesday. Following the second reading there would be a 30 day waiting period and then it would be approved for rezoning and annexation to the Woodside Northwest Industrial Park. The thought would be for us to incorporate that park into the TIF area which right now incorporates the city boundary on the south side of town. That is how we wrote the legal description of the TIF area, says the seam is the city boundary. This 105 acres would come into the city boundary and what is proposed is that we bring that into the TIF area and then bond against the initial investment to help cover some of the infrastructure that it will take to create that industrial park. That is road, sewer and water. The real property investment is around \$8 million and over a 20 year period that would generate about \$1.4 million in revenue. The personal property estimate is \$10 million. Preference would be to not include personal property so that that tax revenue continued on to other taxing jurisdictions and we would be able to bond against just the real property to assist with the infrastructure improvements. We cannot do that until after its gets zoned and annexed, which will be around 4/6 or 4/7/2007 (first week of April). At that time we could take action, have a public hearing and could amend our TIF area to incorporate that 105 acres into the existing area allocation district. The expectation is that there is a local company that intends to build a facility down there, already has a purchase agreement and estimates, Koetter has to go back and relook at them, on second look I do not think it would be good for us to include the personal property for two reasons. One, for the most part we have not done that anywhere else which allows in most companies, the personal property investment is higher than the real property investment so the bulk of the investment would continue on to the other taxing jurisdictions which is a good balance for everybody and second, it is not clear on the timeline that the company would be making the personal property investments and so it makes it more difficult to bond against. The real property piece is a little bit more clear cut.

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Tom - First thought – whether or not the Mayor and the City Council would see this as being within the purview of the Redevelopment Commission or the charge that was given to us. The question was asked of the Mayor. Mayor stated that when the Redevelopment Commission was formed its initial focus was on the downtown but the charge to the commission was not limited to the downtown. As a part of Vision 2020 initiative the Redevelopment Commission serves as the tool to be used by the community to take advantage of opportunities where they exist and where they make sense and this certainly would apply to that. Another thing is that we have already historically made the case that Woodside Center, there is a nexus between downtown and Woodside. We in all likelihood would be looking to bring this area into the TIF regardless because of the expansion of Woodside. If the assumption is that the creation of this additional property for industrial development is going to result in more investment in the community by extension that is good for the downtown, it is good for the Redevelopment Commission. Since we would not be expecting to take personal tax that also benefits the other taxing units in a balanced way. Mayor Armstrong – "this is what TIF is about. This is right up the alley, this is why we have a Redevelopment Commission, things like this to work for the community. You think about today, then you are not thinking properly, you have to think years down the road and that is what you are doing and that is what this is all about. This is why you are sitting behind the desk".

- Anytime after waiting period, 4/7/2007 approximately, we would be able to have a public hearing and incorporate that into our TIF area if that was the desire of the commission.
- ** Since this represents less than 20% of the original TIF district, the process of bringing it into the district is somewhat abbreviated. A public hearing followed by a resolution of the Redevelopment Commission and then it would go to City Council for approval.
- Our current April meeting is scheduled for 4/2/2007, if we could either have a special meeting or move that meeting to the 9th that could all be complete at that time.

Monday, April 9, 2007

Meeting adjourned 1:53 p.m.